

148.0

0006

0012.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
701,600 / 701,600
701,600 / 701,600
701,600 / 701,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		FARMER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FLYNN JILLIAN E	
Owner 2:	
Owner 3:	
Street 1: 15 FARMER RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FLYNN JILLIAN E -	
Owner 2: FLYNN SEAN P -	
Street 1: 15 FARMER RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6065	Sq. Ft.	Site			0	70.	0.94	8			Easemen	-5					400,298							400,300

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								97709
								GIS Ref
								GIS Ref
								Insp Date
								07/18/18
								!11600!
								PRINT
								Date Time
								12/30/21 12:46:42
								LAST REV
								Date Time
								09/14/21 09:55:09
								mmcmakin
								11600
								ASR Map:
								Fact Dist:
								Reval Dist:
								Year:
								LandReason:
								BldReason:
								CivilDistrict:
								Ratio:

PREVIOUS ASSESSMENT								Parcel ID	148.0-0006-0012.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,800	1500	6,065.	400,300	701,600		Year end	12/23/2021
2021	101	FV	291,000	1500	6,065.	400,300	692,800		Year End Roll	12/10/2020
2020	101	FV	291,100	1500	6,065.	400,300	692,900	692,900	Year End Roll	12/18/2019
2019	101	FV	223,700	1600	6,065.	400,300	625,600	625,600	Year End Roll	1/3/2019
2018	101	FV	187,400	1600	6,065.	354,500	543,500	543,500	Year End Roll	12/20/2017
2017	101	FV	212,700	1600	6,065.	297,400	511,700	511,700	Year End Roll	1/3/2017
2016	101	FV	212,700	1600	6,065.	297,400	511,700	511,700	Year End	1/4/2016
2015	101	FV	207,300	1600	6,065.	257,300	466,200	466,200	Year End Roll	12/11/2014

SALES INFORMATION											TAX DISTRICT		PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
FLYNN JILLIAN E	78587-591	1	8/31/2021	Estate/Div			1	No	No						
CIAMPA SYLVIA L	69570-168		7/7/2017	Change>Sale		570,000	No	No							
CIAMPA SYLVIA L	69109-239		4/6/2017	Convenience			1	No	No						
	15068-370		6/1/1983			85,000	No	No							Robert M Ciampa dod 11/18/2015

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
8/8/2017	1007	Add Bath	39,000	C				kitch reno +add 1/	7/18/2018	MEAS&NOTICE	CC	Chris C			
									2/14/2018	SQ Returned	MM	Mary M			
									10/22/2008	Meas/Inspect	355	PATRIOT			
									1/15/2000	Inspected	197	PATRIOT			
									12/1/1999	Measured	256	PATRIOT			
									7/12/1993		EK				

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	PDAS, OF=SINK IN BMT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Very Good	
A HBth:		Rating:	
OthrFix:	1	Rating: Fair	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 3
	Baths: 1	HB: 1

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	6 - Average
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 18.6 %

CALC SUMMARY**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:			Before Depr:	170.29
Special Features:	0		Val/Su Net:	133.48
Final Total:	299800		Val/Su SzAd	208.19

MOBILE HOME

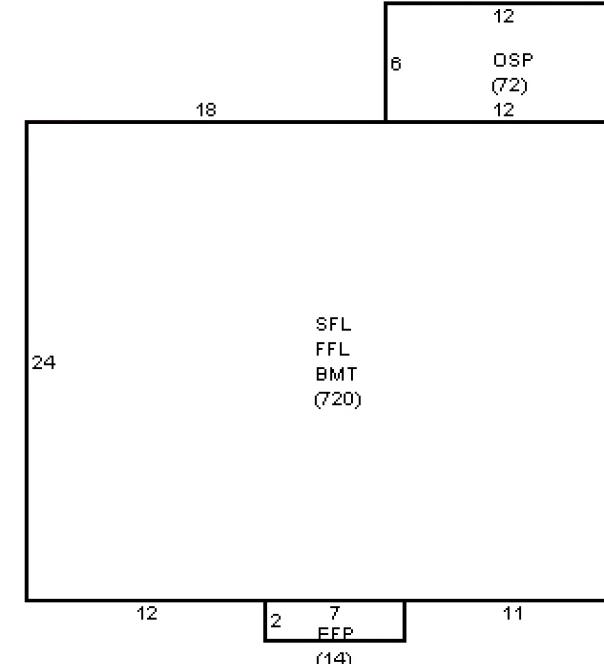
Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
6	Carport	D	Y	1	10X16	A	AV	1970	15.31	T	39.2	101			1,500			1,500

COMMENTS

PDAS, OF=SINK IN BMT.

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	720	51.090	36,782					
FFL	First Floor	720	170.290	122,607					
SFL	Second Floor	720	170.290	122,607					
OSP	Screen Porch	72	42.070	3,029					
EFP	Enclos Porch	14	70.440	986					
Net Sketched Area:				2,246	Total:	286,011			
Size Ad	1440	Gross Area	2246	FinArea	1440				

SUB AREA DETAIL**IMAGE**
AssessPro Patriot Properties, Inc